



GRASSROOTS
REALTY GROUP

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2131 29 Avenue SW
Calgary, Alberta

MLS # A2319853



\$2,399,900

Division:	Richmond		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,420 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, View		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: Second built-in fridge.

Beautifully positioned in the heart of Marda Loop on a quiet, tree-lined street and situated on a 31'x125' lot, this super luxe residence offers over 4400 sq ft of developed living space and combines exceptional design, thoughtful functionality, and refined comfort. A sunny south-facing backyard and fully unobstructed city views set the stage for elevated inner city living. A private elevator services all levels—from the basement to the top floor—offering effortless accessibility for those looking to age in place or right-size without compromise. Inside, the home is rich with high-end finishes, including chevron-patterned hardwood flooring throughout, lofty ceilings and designer lighting with glass and bronze gold detailing, moody chandeliers and statement sconces. A spacious front dining room with statement wall panelling has ample space to host family & friends and is seamlessly connected to the kitchen through a beautifully appointed butler's pantry. Entertaining and preparation are effortless in the chef's kitchen that impresses with quartz counter tops, large waterfall island/eating bar, two-toned cabinetry and premium appliance package. Completing the main level is a 2 piece powder with wallpaper accent. A wide, light-filled staircase leads to the second level, where you'll find a bonus room, a well designed laundry room, and two large bedrooms—each complete with its own private ensuite. The top floor is a true primary retreat, offering a private lounge/den, a wet bar, full city views, and direct elevator access. The luxurious primary suite features an exceptional walk in closet and a spa inspired ensuite with dual vanities, heated floors, freestanding soaker tub and a glass shower with bench which is roughed in for steam. The fully developed basement—also roughed in for in floor heat—includes a stylish

built in bar, a massive recreation room ideal for movie nights, fitness space, or play, a fourth bedroom, and a beautifully finished three piece bathroom. Additional highlights include rough in for A/C, built-in speakers, a fully landscaped and fenced yard, a front deck/balcony, and a timeless exterior design. Parking is a breeze with a double attached garage that is also roughed in for in floor heat. Just steps from the amenities of Marda Loop, close to transit, Crowchild Trail, parks, schools, and only a 10 minute drive to downtown Calgary, this home delivers the best of luxury and location in one exceptional package.